13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

# nestegg properties

## FLOOR PLAN

### **DIMENSIONS**

Porch

Entrance Hall

Lounge

14'11 x 12'05 (4.55m x 3.78m)

Sitting Room/Play Room 13'10 x 10'04 (4.22m x 3.15m)

**Dining Kitchen** 21'02 x 9'11 max (6.45m x 3.02m max)

Downstairs Cloakroom

Landing

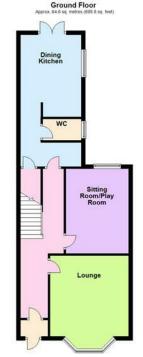
**Bedroom One** 15'05 x 14'03 (4.70m x 4.34m)

**Walk In Wardrobe** 8'06 x 3'02 (2.59m x 0.97m)

**Bedroom Two** 13'11 x 12' (4.24m x 3.66m)

**Bedroom Three** 11'11 x 10'1 mxx (3.63m x 3.07m mxx)

**Bathroom** 9'11 x 6'02 (3.02m x 1.88m)



Total area: approx. 133.6 sq. metres (1437,7 sq. feet)





IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING VIA our office in To Edicaster Roda, Wigston, Edecester, Edia INR Telephone: 0116 2811 300 · Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/ FREE PROPERTY VALUATION8 Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County — total coverage for your hom Call us on 0116 2811 300 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there we have a clearly in greeing a release.

These details do not constitute part of an offer or contract.

Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be reliect on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

661 Aylestone Road, Aylestone, LE2 8TF

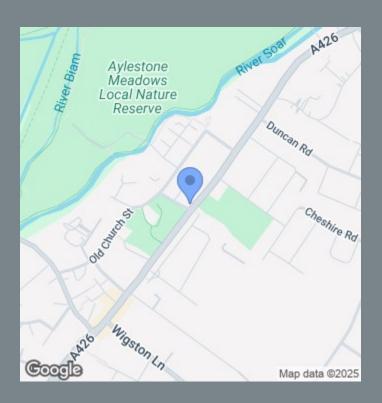
Offers In Excess Of £300,000

#### **OVERVIEW**

- Beautiful & Spacious Family Home
- · Great Location & With Original Features
- · Porch & Entrance Hall
- Lounge & Sitting Room/Play Room
- · Family Dining Kitchen
- Downstairs Cloakroom
- · Three Bedrooms & Modern Bathroom
- · Driveway & Fabulous Garden
- · Viewing Is Essential
- · EER D, Freehold, Tax Band B

#### LOCATION LOCATION....

Aylestone Village is a quaint & historic enclave located in Leicester, offering a captivating glimpse into the past with its rich heritage & picturesque charm. Situated at the junction of the River Soar & the Grand Union Canal, this area is a hidden gem, known for its period cottages & peaceful waterways that are tucked away from the hustle & bustle of modern life. The village is steeped in history, with St. Andrew's Church dating back to the 13th century, adding to the area's historical significance. The area's proximity to the river & canal adds to its appeal, providing scenic views & a tranquil setting that is perfect for leisurely walks & picnics. Aylestone is close to surrounding motor ways & Fosse Shopping Park & has everything to offer with a wide range of shops, supermarkets, takeaways, restaurants & pubs. Old Aylestone Village is more than just a place, it's a living museum that encapsulates the essence of Leicester's past. With its well-preserved architecture, rich history & community spirit, it stands as a testament to the enduring appeal of traditional English villages.













Welcome to your dream family home, a deceptively spacious haven nestled in a highly regarded location. This charming residence boasts an abundance of original features that add character  ${\mathcal E}$ warmth to every corner. As you step onto the inviting porch, you are greeted by the elegance of beautiful tiled flooring that extends into the entrance hall, setting the tone for the rest of the house. The lounge, with its bay window to the front, is a cosy retreat, perfect for relaxing by the open fire on chilly evenings. The versatile sitting room or playroom, complete with a feature fireplace and a charming window that floods the space with natural light can be utilised to suit your needs. The heart of the home is the family dining kitchen, a bright & airy space that seamlessly combines functionality with style. French doors open up to the garden, allowing for a seamless transition between indoor & outdoor living. Whether you're hosting a dinner party or enjoying a quiet family meal, this space is sure to impress with its thoughtful design & inviting atmosphere. Downstairs, you'll also find a convenient cloakroom, adding to the practicality of this home. As you make your way upstairs, the landing leads you to three generously sized bedrooms. The primary bedroom is a true sanctuary, featuring a walk-in wardrobe & an original fireplace. Bedroom two also boasts an original fireplace, adding a touch of history & charm. The stunning bathroom is a true highlight, offering a luxurious four-piece suite including a bath, wash hand basin, WC & walk-in double shower. This space is designed for relaxation  $\mathcal{E}$  rejuvenation, providing a spa-like experience in the comfort of your own home. Outside, the driveway provides ample parking space, while the lovely rear garden is perfect for alfresco dining  $\mathcal E$  entertaining. With a patio  $\mathcal E$  lush lawn, this outdoor oasis is ideal for enjoying the warmer months & creating lasting memories with family and friends.







